



- City of Atlanta, Georgia
-

2003 PROPERTY TAX GUIDE



- City of Atlanta, Georgia

Summary of 2003 Taxes To Be Levied

City of Atlanta

- The City of Atlanta levies three taxes:

Tax	Purpose	2003 Millage Rate	2002 Millage Rate
General Operating	To Pay for general operating expenses of the City	\$8.71	\$9.02
Bonds	To pay debt service on General Obligation Bonds issued for various City purposes	1.30	1.34
Park Improvement	To fund capital expenses related to park improvements for City of Atlanta Parks	0.50	0.50
Total		\$10.51	\$10.86



- City of Atlanta, Georgia

The Calculation of the Property Tax

- The Property Tax is a result of multiplying the **Millage Rate** (Operating, Bond, and Park Levies) by the Assessed Value less any exemptions.

Example:

Fair Market Value	X	40%	=	(Assessed Value	-	Exemptions)	X	Millage Rate	=	2003 Property Tax	2002 Property Tax
\$100,000	X	40%	=	(\$40,000	-	\$15,000)	X	\$10.51/ \$1000 of AV	=	\$262.75	\$271.50
\$200,000	X	40%		(\$80,000		\$15,000)	X	\$10.51/ \$1000 of AV	=	\$683.15	\$705.90
\$300,000	X	40%		(\$120,000		\$15,000)	X	\$10.51/ \$1000 of AV	=	\$1,103.55	\$1,140.30



- City of Atlanta, Georgia

Summary of 2003 Taxes To Be Levied

Atlanta Public Schools

- Atlanta Public Schools levies two taxes:

Tax	Purpose	Millage Rate
School Operating Levy	To pay general operating expenses of the School System	\$21.46
School Bond Levy	To pay debt service on General Obligation Bonds issued for School purposes	0.109
Total		\$21.569



- City of Atlanta, Georgia

Summary of 2003 Taxes To Be Levied

Fulton County

- Fulton County levies two taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the County	\$12.052
Bonds	To pay debt service on Fulton County Bonds	0.27
Total		\$12.322



- City of Atlanta, Georgia

Summary of 2003 Taxes To Be Levied

DeKalb County

- DeKalb County levies three taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the County	\$ 8.73
Bonds	To pay debt service on DeKalb County Bonds	.63
Library District	To pay for library expenses	1.14
Total		\$ 10.50



- City of Atlanta, Georgia

Summary of 2003 Taxes To Be Levied

State of Georgia

- A State tax is levied under the taxes for Fulton County with a Millage Rate of \$0.25.

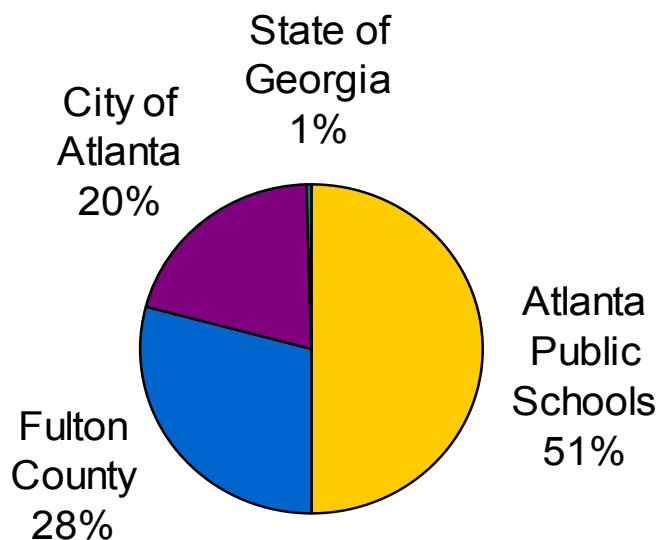
Tax	Purpose	Millage Rate
Georgia State Tax	To pay general operating expenses of the State	\$0.25



- City of Atlanta, Georgia

Comparison of Operating Levies on the Tax Bill

- The City of Atlanta Operating Millage Rate represents less than 25% of the total Operating Millage Rates on the Tax Bill.



This pie graph displays the percentage of the 2003 Millage Rates.

Levying Entity	Millage Rate 2002	Percent 2002	Proposed Millage Rate 2003	Percent 2003
Atlanta Public Schools	21.67	48%	21.46	51%
Fulton County	12.527	28%	12.052	28%
City of Atlanta	9.02	23%	8.71	20%
State of Georgia	0.25	1%	0.25	1%
Total	43.467	100%	42.472	100%



- City of Atlanta, Georgia

Operating Millage Rate Roll-back Comparison

- The City of Atlanta and Fulton county are fully rolling-back their 2003 operating millage rate.

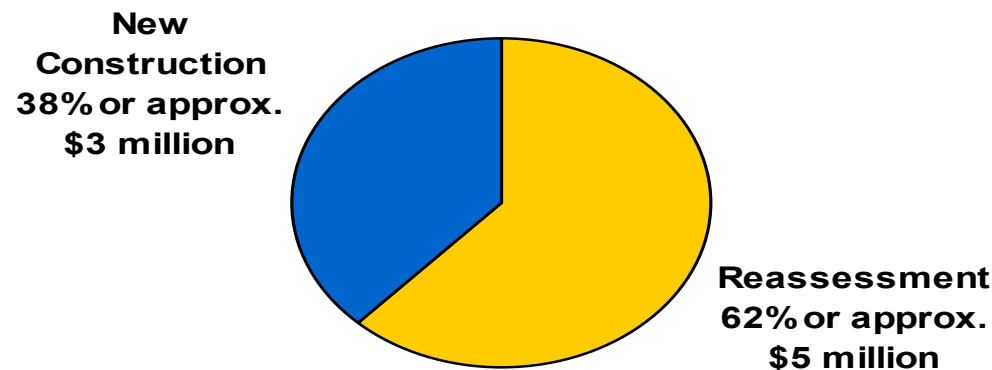
Levying Entity	Millage Rate 2002	Rollback Equivalent	Rollback Rate	2003 Proposed Rate	%Increase over Rollback Rate
Atlanta Public Schools	21.67	.75	20.92	21.46	2.6%
Fulton County	12.527	.475	12.052	12.052	0%
City of Atlanta	9.02	.31	8.71	8.71	0%



- City of Atlanta, Georgia

Breakdown of Property Tax Digest Increase

- The portion of the increase in the 2003 Property Tax Digest from Reassessment is 62%

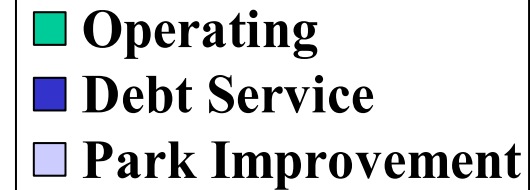
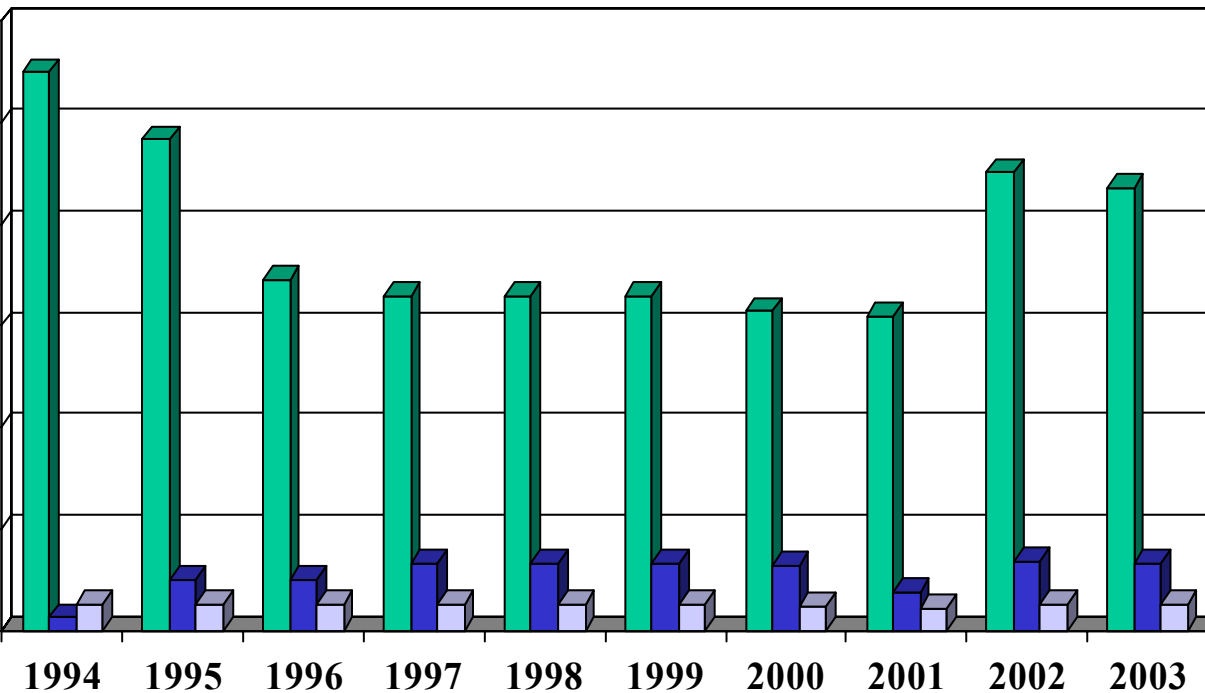


The proposed 2003 Operating Millage rate of 8.71 has been “rolled back” by .31 mills for growth in tax revenue from reassessment.



- City of Atlanta, Georgia

Ten – Year Trend of City of Atlanta Millage Rate



Year	Operating	Debt Service	Park Improvement
1994	10.99	0.25	0.
1995	9.66	0.99	0.
1996	6.90	0.99	0.
1997	6.57	1.32	0.
1998	6.57	1.32	0.
1999	6.57	1.32	0.
2000	6.28	1.27	0.
2001	6.19	0.74	0.
2002	9.02	1.34	0.
2003	8.71	1.30	0.



- City of Atlanta, Georgia

Atlanta Tax Facts

The City of Atlanta (the “City”) has decreased its tax rates by 14% since 1993.

Property taxes fund less than 30% of the City’s General Fund operating expenses.

Out of every tax dollar collected approximately 20 cents is for the benefit of the City. (The other 80 cents is for the benefit of the Schools, Fulton County and the State.)

The City does not have any jurisdiction over setting the tax rates for any other entities such as Atlanta Public Schools, Grady Hospital and the Atlanta and Fulton County Public Library.

Although the Tax Payers’ Bill of Rights limits the ability of the Atlanta Public Schools, Fulton County and the City to either raise tax rates or keep tax rates constant, the .25 mill levied by the State is not subject to being “rolled-back”.



- City of Atlanta, Georgia

Atlanta Tax Information

The City allows exemptions from ad valorem taxation for all homeowners, up to \$15,000 assessed value.

Ad valorem property taxes are levied annually in mills (one-tenth of one percent) upon each dollar of assessed value of taxable property.

Ad valorem property taxes and Solid Waste assessment are billed by the respective counties each year by July 1st and are due on August 15th.

Interest of up to 12% per annum accrues on Ad valorem taxes paid after August 15th, and an additional 10% penalty is added to Ad valorem taxes unpaid 90 days after August 15th.



- City of Atlanta, Georgia

Atlanta Exemptions For Senior Citizens

The City allows exemptions from ad valorem taxation for all elderly homeowners who are 65 years of age and over, whose net income does not exceed \$40,000 up to \$25,000 of assessed value.

The City allows exemptions from ad valorem taxation for educational purposes for all elderly or disabled homeowners who are 65 years of age and over, whose net income does not exceed \$25,000 up to \$25,000 of assessed value.

The City allows exemptions from ad valorem taxation for all elderly homeowners who are 65 years of age and over, whose annual household income does not exceed \$39,000 an amount equal to the amount by which the current year assessed value of a homestead exceeds the base year assessed value of such homestead.



- City of Atlanta, Georgia

Atlanta Exemptions For Senior Citizens

The City allows exemptions from Solid Waste Service charges for all elderly homeowners who are 65 years of age and over, whose net income does not exceed \$39,000 up to 30% of current year Solid Waste Service charges .

Contact Information

For Property Tax & Solid Waste Bills:

Fulton County Tax Commissioner
41 Pryor Street, S.W.
Suite 1085
Atlanta, Georgia 30303
(404) 730-6100

Dekalb County Tax Commissioner
4380 Memorial Drive
Suite 100
Decatur, Georgia 30032
(404) 298-4000



- City of Atlanta, Georgia
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Components of the Property Tax Bill

Levying Entities

- The Tax Bill includes taxes levied by the following entities:
 - The State of Georgia
 - Fulton County
 - City Of Atlanta
 - Atlanta Public Schools



- City of Atlanta, Georgia

Components of the Tax Bill



2000 TAX BILL
Arthur E. Ferdinand
Fulton County Tax Commissioner
141 Pryor Street
Atlanta, Georgia 30303
(404) 730-6100

Property Owner	Parcel Identification	Description	User ID		
CITY OF ATLANTA	14 -0254- LL-015-3 UNIMPROVED PROPERTY	REAL PROPERTY TAX DISTRICT: 05	O.O ACRES ATLANTA/FUL		
Property Address	Account Number	Fair Market Value	Assessed Value		
CADWORTH DR	1654602	18,800	7,520		
Property Exemption:					
County Exemption:					
County Tax Credit:	\$18.04	City Tax Credit:	\$67.00 Control #:063677		
Levies	Assessment	Exemptions	Net Assessment	Net Rate	Net Tax
GENERAL	7,520	-	0 =	7,520 X .01331	= 100.09
BONDS	7,520	-	0 =	7,520 X .00038	= 2.86
FE	7,520	-	0 =	7,520 X .00025	= 1.88
				Total billed for 2000	104.83
				Less amount paid	0.00
				Fulton Total Due	\$104.83
GENERAL	7,520	-	0 =	7,520 X .00628	= 47.23
BONDS	7,520	-	0 =	7,520 X .00127	= 9.55
SCH BND	7,520	-	0 =	7,520 X .00096	= 7.22
SCH OPR	7,520	-	0 =	7,520 X .02384	= 179.28
PARKS	7,520	-	0 =	7,520 X .00048	= 3.61
				Total billed for 2000	246.89
				Less amount paid	0.00
				Atlanta Total Due	\$246.89

Fair Market Value

Fair Market Value

18,800

- The Fair Market Value of the property is how much the property is worth.

PAY THIS AMOUNT FOR TAX YEAR 2000 \$351.72

ES DUE BY 08/15/00 FOR PRIOR YEARS..... \$4,500.67. After 08/15/00 additional interest of 1% month will continue to accrue until paid in full. Mail a separate check for the prior years to the address. Taxes are due as billed and must be paid by the due date regardless of the appeal status. Failure to pay the amounts shown by the due date(s) will result in interest and/or penalties. Please read the reverse side of this bill and enclosed brochure for additional information and instructions or call our 24-hour automated customer service line at (404) 730-6100.



- City of Atlanta, Georgia

Components of the Tax Bill

2000 TAX BILL

Arthur E. Ferdinand
Fulton County Tax Commissioner

141 Pryor Street
Atlanta, Georgia 30303
(404) 730-6100

Property Owner	Parcel Identification	Description	User ID
CITY OF ATLANTA	14 -0254- LL-015-3	REAL PROPERTY	
UNIMPROVED PROPERTY		TAX DISTRICT: 05	
0.0 ACRES		ATLANTA/FUL	

Property Address	Account Number	Fair Market Value	Assessed Value
ADOWRIDGE DR	1654602	18,800	7,520

City Exemption: \$18.04
City Tax Credit: \$67.00
Control #: 063677

Levies	Assessment	Exemptions	Net Assessment	Net Rate	Net Tax
ON GENERAL BONDS	7,520 -	0 =	7,520 X .01331	=	100.09
	7,520 -	0 =	7,520 X .00038	=	2.86
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Assessed Value

Fair Market Value
18,800

Assessed Value
7,520

Fair Market Value
18,800

X 40% =

Assessed Value
7,520

- In the City of Atlanta, the Assessed Value is 40% of the Fair Market Value of the property.



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Components of the Tax Bill

2000 TAX BILL

Arthur E. Ferdinand
Fulton County Tax Commissioner

141 Pryor Street
Atlanta, Georgia 30303
(404) 730-6100

Property Owner	Parcel Identification	Description	User ID		
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Property Address	Account Number	Fair Market Value	Assessed Value		
ADOWRIDGE DR	1654602	18,800	7,520		
City Exemption:					
County Exemption:					
County Tax Credit:	\$18.04	City Tax Credit:	\$67.00		
		Control #:	063677		
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Exemptions

Exemptions
0.00

- There are “Homestead” Exemptions that taxpayers can qualify for and these exemptions are applied as reductions in Assessed Value. (See Appendix)



- City of Atlanta, Georgia

Components of the Tax Bill

2000 TAX BILL

Arthur E. Ferdinand
Fulton County Tax Commissioner

141 Pryor Street
Atlanta, Georgia 30303
(404) 730-6100

Property Owner: CITY OF ATLANTA
Parcel Identification: 14 -0254- LL-015-3
Description: REAL PROPERTY
TAX DISTRICT: 05
User ID: O.O ACRES ATLANTA/FUL

Property Address: DOWRIDGE DR
Account Number: 1654602
Fair Market Value: 18,800
Assessed Value: 7,520

Exemption: \$18.04
City Tax Credit: \$67.00
Control #: 063677

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Millage Rate (Net Rate)

Net Rate
.00628

- The Millage Rate is the tax levied per thousand dollars of Assessed Value e.g. a Millage Rate of \$6.28 is applied to the Assessed value as a net rate of .00628.